

BK0369PG0568

STATE MS.-DESOTO CO.
FILED

Mar 22 11 11 AM '00

BK 369 PG 568
W.F. DAVIS, CLK.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

MARK B. MIESSE and ASSOCIATES, P.C.
7500 CAPITAL DRIVE, SUITE 110
GERMANTOWN, TENNESSEE 38138
901-759-3900

THIS INDENTURE, made and entered into as of the 17th day of March, 2000
by and between

CLYDE H. DIXON, JR. AND JOYCE N. DIXON DBA DIXON COMPANY

herein referred to as Grantor, and

KAREN M. GRIFFIN AND KAREN A. MICKELSON AS JOINT TENANTS WITH RIGHTS OF
SURVIVORSHIP

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DESOTO, Mississippi:

LOT 11, SHADOW OAKS SUBDIVISION, IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 WEST, IN DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGES 13-14, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY WARRANTY DEED OF RECORD IN BOOK 344, PAGE 779, IN SAID REGISTER'S OFFICE.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF CLYDE H. DIXON, JR. AND JOYCE N. DIXON BY CLYDE H. DIXON, III, ATTORNEY IN FACT PURSUANT TO A POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HERewith.

This conveyance is made subject to 2000 DeSoto County taxes, not yet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

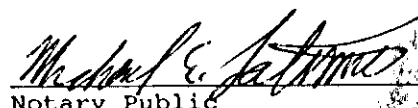
Clyde H. Dixon, Jr.
Dixon Company
CLYDE H. DIXON, JR. BY CLYDE H. DIXON, III,
ATTORNEY IN FACT, DBA DIXON COMPANY

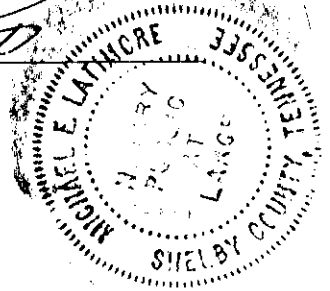
Joyce N. Dixon
Dixon Company
JOYCE N. DIXON BY CLYDE H. DIXON, III,
ATTORNEY IN FACT DBA DIXON COMPANY

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of March, 2000, before me personally appeared Clyde H. Dixon, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clyde H. Dixon, Jr. and Joyce N. Dixon dba Dixon Company and acknowledged that he executed the same as the free act and deed of said Clyde H. Dixon, Jr. and Joyce N. Dixon dba Dixon Company.

My commission expires:


Notary Public



OCTOBER 29, 2003

Return to:
REALTY CLOSING SERVICES, INC.
7990 TRINITY, SUITE 109
CORDOVA, TN 38018

Name and Address of Buyer:
Karen M. Griffin and Karen A. Mickelson
9106 Shadow Oaks Lane
Olive Branch, MS 38654
(w) n/a
(h) 363-9207

Name and Address of Seller:
Clyde H. Dixon, Jr. and Joyce N. Dixon dba Dixon Company
1115 Stanton Hall Road
Collierville, TN 38017
(W) 901-854-2050
(h) n/a

INDEX INSTRUCTIONS: Lot 11, Shadow Oaks S/D, In Section 34, Township 1 South,
Range 6 West, In Desoto County, Mississippi